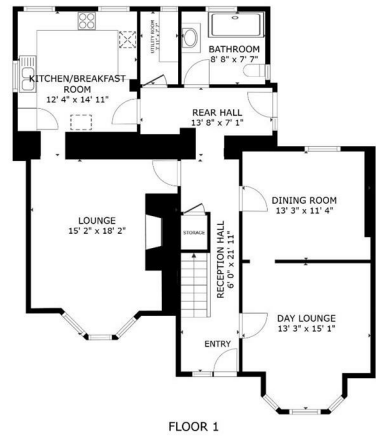


Glaslwyn Mill Street, Corwen, Denbighshire, LL21 0AU



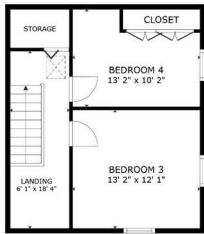
GROSS INTERNAL AREA
FLOOR 1 1,118 sq.ft. FLOOR 2 475 sq.ft. FLOOR 3 444 sq.ft.
TOTAL: 2,038 sq.ft.

Matterport



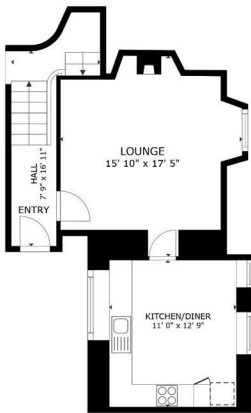
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GROSS INTERNAL AREA
FLOOR 1 1,118 sq.ft. FLOOR 2 475 sq.ft. FLOOR 3 444 sq.ft.
TOTAL: 2,038 sq.ft.


Matterport



GROSS INTERNAL AREA
FLOOR 1 1,006 sq.ft. FLOOR 2 337 sq.ft.
TOTAL: 1,343 sq.ft.

Matterport



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Glaslwyn Mill Street
Corwen, Denbighshire
LL21 0AU

Price
£395,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



www.cavendishproperties.co.uk

Cavendish
ESTATE AGENTS

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Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk

A VERY SUBSTANTIAL AND WELL MODERNISED 3 STOREY, 4 BEDROOM HOUSE TOGETHER WITH AN ADJOINING AND SELF CONTAINED 2 BEDROOM MEWS COTTAGE, A LARGE PARKING AREA FOR SEVERAL CARS AND LARGE GARDENS OF ABOUT 0.37 ACRE.

Located in a secluded backwater some 100 yards from the town centre in a private and mature setting with lovely views from the garden of the historic church and beyond towards the Llantysilio Hills.

The main house offers well proportioned rooms which benefit from refurbishment combining original features with modern amenity. It affords a large central hall, lounge, day lounge, dining room, modern fitted kitchen/breakfast room, rear hallway, utility room and bathroom. First floor landing, 2 double bedrooms and shower room. Second floor landing and 2 double bedrooms. Self contained cottage with hall, large lounge, kitchen dining room, first floor landing with 2 double bedrooms and bathroom. Both benefitting from gas heating. Extensive parking, delightful mature and private gardens.

LOCATION

Mill Street is a small established area just a short distance from the Post Office and the centre of Corwen.

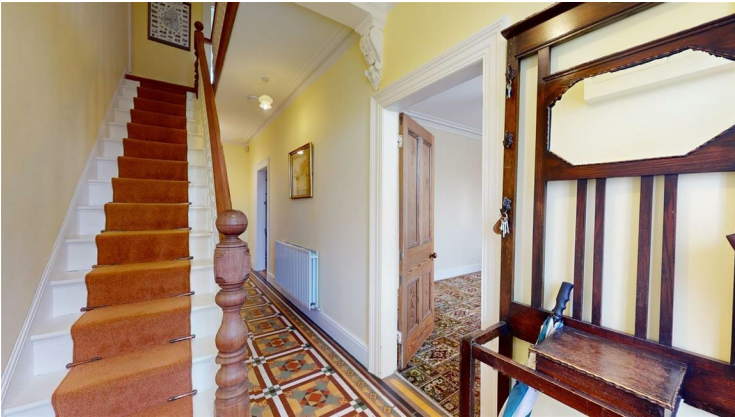
Corwen is located in the heart of the Upper Dee Valley some 10 miles from Llangollen, 12 miles from Ruthin and with good road links towards Chester and Wrexham.

THE ACCOMMODATION COMPRISES

Outbuilt canopy entrance with a fine part glazed and panelled door leading to a central Reception Hall.

RECEPTION HALL

6.68m x 1.83m (21'11 x 6')



With a fine pitch pine and painted staircase rising to first floor, moulded coved ceiling, Minton tiled floor, enclosed understairs cupboard, panelled radiator.

LOUNGE

5.54m x 4.62m (18'2 x 15'2)



Deep display bay window to front with views across town towards hills, impressive stone chimney breast with tiled hearth, substantial stone lintel and a freestanding cast iron stove, central ceiling beam, deep recess with shelving, display niche, panelled radiator.



DAY ROOM

4.60m x 4.01m (15'1 x 13'2)



Wide display bay window to front with deep pine panelled detailing and moulded coved ceiling, panelled radiator.

DINING ROOM

4.04m x 3.45m (13'3 x 11'4)



Fitted cupboards to recess with shelving, pine flooring, painted wall shelving, radiator.



continue straight ahead onto Mill Street. Continue up the street to it's farthest point and the property on the right.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band C and the Annex is Band A

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/SC

DIRECTIONS

From the Agent's Ruthin Office take the A494 for some 9 miles proceeding through Gwyddelwern and on reaching the A5104 Chester Road bear right. At the traffic lights with the A5 turn left and follow the road over the River Dee bridge into Corwen. Proceed towards the centre and on reaching the 'pelican' crossing turn sharp right to the front of the Post Office and

BEDROOM ONE
4.75m x 4.14m (15'7 x 13'7)



A large double bedroom with dual aspect, both with double glazed windows, one affording views across the graveyard towards the town centre, picture rail, fitted cabinet, radiator.

BEDROOM TWO
3.99m x 3.35m (13'1 x 11')



Vaulted ceiling, double glazed window with predominantly rural aspect towards wooded countryside, panelled radiator.

BATHROOM
2.92m x 2.69m (9'7 x 8'10)



White suite comprising pine panelled bath with electric shower over, pedestal wash basin, WC. Airing cupboard with cylinder, further cupboards and wide oak boarded floor and radiator.

OUTSIDE



Located to the rear of the house is a large and enclosed private gated parking area providing ample space for parking several vehicles. Beyond are extensive and formal lawns interspersed with a number of mature fruit trees, specimen bushes and impressive stone faced retaining walls and low-level boundary wall. The gardens enjoy a very secluded and sheltered environment being set on the lower slopes of the Berwyns and with views to the east towards the historic church and tower. The whole extends to an area of about 0.37 acre.



KITCHEN/BREAKFAST ROOM
4.55m x 3.76m (14'11 x 12'4)



Fitted with a contemporary range of base and wall mounted cupboards and drawers with a light woodgrain-effect finish to door and drawer fronts, contrasting stone-effect working surfaces to include an inset single drainer sink with mixer tap, an inset Stoves 5-ring gas hob, stainless steel upstand and extractor hood and light above, integrated Stoves double oven, Lamona dishwasher and space for an American style fridge freezer. Stone up tiles, 3 double glazed windows, lantern light, riven stone floor tiling and panelled radiator.



REAR HALL
4.17m x 2.16m (13'8 x 7'1)



With red tiled floor, boxed radiator and double glazed door leading to domestic area.

BATHROOM
2.64m x 2.31m (8'8 x 7'7)



Modern white suite comprising panelled bath with glazed screen and shower attachment, pedestal wash basin and WC. Part tiled walls to a decorative dado and stone floor tiling, 2 double glazed windows and a towel radiator.

UTILITY ROOM
2.31m x 1.19m (7'7 x 3'11)

Fitted worktop and wall cupboards, a modern Vaillant gas fired combination boiler providing heating and hot water, red tiled floor, double glazed window and plumbing for washing machine.

FIRST FLOOR LANDING
5.92m x 1.83m (19'5 x 6')



Double glazed window to front with views across the churchyard, the historic church towards rolling countryside beyond, panelled radiator.

BEDROOM ONE
4.65m x 4.04m (15'3 x 13'3)



Wide and deep display bay window with pleasing views of the church tower and hills beyond, moulded coved ceiling, pine flooring, radiator.

BEDROOM TWO
4.04m x 3.30m (13'3 x 10'10)



Double glazed window to rear, pine flooring, radiator.

SHOWER ROOM
3.00m x 0.94m (9'10 x 3'1)



Modern suite comprising mosaic-effect tiled floor with shower area, Mira shower over, wash basin and WC. Fully tiled walls with decorative dado, downlighters, extractor fan, double glazed window and a chromed towel radiator.

SECOND FLOOR LANDING
5.59m x 1.85m (18'4 x 6'1)



Vaulted ceiling with 2 Velux rooflights, under eaves storage and study area.

BEDROOM THREE
4.01m x 3.68m (13'2 x 12'1)



2 double glazed windows, one with pleasing views across town to wooded countryside, vaulted ceiling, pine flooring, radiator.

BEDROOM FOUR
4.04m x 3.10m (13'3 x 10'2)



Vaulted ceiling with 2 Velux rooflights, double glazed window to gable, fitted under eaves cupboards, wall shelving, pine flooring, radiator.

OUTSIDE
The property is bound to the front by a low-level stone wall with decorative

wrought iron railings, central gate and a golden gravelled area leading in.

To the rear, is an enclosed domestic area with wrought iron entrance gate, a very useful covered area adjoining the rear door and a walkway leading around to The Annexe.

THE ANNEXE
uPVC double glazed door leading to Hall.

HALL



With red tiled floor, radiator and a white wide staircase leading to a split floor landing

LOUNGE
5.31m x 4.83m (17'5 x 15'10)



Spacious room with double glazed window affording views to one side, stone lined chimney breast with slate hearth, beam and modern stove, wall light point and panelled radiator.



KITCHEN/DINING ROOM
3.89m x 3.61m (12'9 x 11'10)



Fitted with a modern range of base and wall mounted cupboards and drawers with a white woodgrain-effect finish to door and drawer fronts and contrasting woodgrain-effect working surfaces to include inset single drainer sink, inset four-ring gas hob with single oven, void and plumbing for washing machine, tiled splashbacks, space for upright fridge freezer, ceiling downlighters and 3 cottage style double glazed windows. Red tiled floor, Worcester gas fired condensing boiler providing heating and hot water, panelled radiator.



FIRST FLOOR
Split level landing.